



Design Guidelines

Version 3.0

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Section 1

Introduction to Nature Trail

Nature Trail is a residential community designed through 750 acres of forest environment in Pensacola, Florida. It is conveniently located on the west end of Nine Mile Road, just one mile west of I10, Exit 5. Nature Trail is unique with a community lodge, pools, tennis courts, playground features, and multiple natural parks throughout. Guard house and gated entries will greet owners and visitors. Residents will be able to enjoy a series of walking trails amongst the 400 acres of Nature Conservancy.

Purpose of the Design Guidelines

Intent

The intent of the Design Guidelines is to establish regulations for construction of buildings and associated structures within the development. By establishing these guidelines, each property owner is guaranteed that their rights will be preserved with respect to construction by others within the development.

Interpretation

Interpretation of conformance to the Design Guidelines is the duty of the Architect of Record (AR) for the development.

Enforcement

Enforcement of the guidelines shall be the responsibility of the Architectural Review Committee (ARC) as established and directed by the Board of Directors. The ARC may ask for and take recommendations from the AR.

Maintenance

Homeowners are expected to keep their property maintained and in conformance with the Design Guidelines. The ARC shall enforce and may seek the opinion of the AR in determining non-conformance.

Submittal and Review Process

Construction Requiring Submittal and Review

New Houses

All new houses are required to submit plans and provide the necessary items for the Review Process.

Additions and Renovations

Additions and Renovations to houses and structures are required to submit plans and provide the necessary items for the Review Process. Minor Improvements that do not require drawings may be eligible for an Accelerated Review. The ARC will conduct the Accelerated Review but may solicit the services of the AR. If it is unclear whether the project should be treated as an Addition and Renovation or a Minor Improvement, please contact the AR.

NATURE TRAIL

Section 1

Introduction to Nature Trail (continued)

Drawings Required

Site Plan

The site plan should have the following information:

- property lines
- building setback lines
- house and accessory structures
- driveways and other site improvements
- fencing
- sidewalks

Landscape Plan (to be submitted with house plans)

The landscape plan should have the following information:

- Property lines
- House and Accessory Structures
- Driveways, walkways, and paving
- Trees, both existing and new (see section 4). Plans must indicate caliper and height of trees.
- Plantings, including caliper and height where applicable
- Sodded areas
- Irrigation Plan
- All landscaping used for screening A/C compressors, trash cans, etc.

Floor Plans

The floor plans should have the following information:

- Dimensioned floor plans for each level
- Elevations of slabs and floors
- Roof Plan

The roof plan should show all roofing surfaces and the direction of water flow.

Elevations

The elevations should have the following information:

- All elevations should be shown (minimum of 4)
- Materials drawn to scale
- Actual windows and doors to be used
- Overall building height
- Chimneys, arbors and other accessories

Wall Sections

The wall sections should contain the following information:

- Materials used
- Slab and adjacent grade elevations

Exterior Details

Exterior Details should contain the following information:

- Materials used
- Finish of materials

Door and Window Schedules

Door and window schedules should contain the following information:

- Manufacturer and product number
- Sizes, Style including mullion patterns and glass patterns

NATURE TRAIL

Section 1

Introduction to Nature Trail (continued)

Exterior Materials List and Sample Board

Exterior Materials List should contain specifications for all exterior materials used on the project. A sample board must be submitted showing the intended materials, colors, and finishes of all exterior materials.

Submissions

Submission of plans for review should be delivered to the AR. The AR for the development is:

Nature Trail HOA
8775 Foxtail Loop
Pensacola, FL 32526

HOA@NatureTrailPensacola.com
(850) 944-3700

Submissions may also be made by placing items in the review bin at the Lodge. Submissions at the lodge must be accompanied by a written receipt from the on-site property manager. Please call the AR so that arrangements can be made to pick them up.

Review Fees

Each lot shall be required to submit a development plan to be reviewed by the AR. The owner of the lot may submit a preliminary set of plans for a general review prior to submittal of the Final Review Plans. This is included in the Review Fee. Additional reviews or help in meeting the guidelines will be charged at our hourly rates and billed to the lot owner. The Review Fee for one lot is \$400.00 and shall be paid upon submittal of plans to the AR.

Review Process

The Architecture Review Committee shall grant final approval of the home plans submitted. It will be the AR's job to make recommendations to the Committee as far as compliance of the plans with the Design Guidelines. This recommendation is included in the Home Plan Review Fee.

Performance of Work

Once approval for construction is granted by the ARC, the project shall begin no later than 3 months from date of approval. All work shall be completed within a 12-month period unless an extension is granted by the HOA. Homes not started within 3 months shall lose plan approval from the ARC and shall re-submit all documents and plan review fees. If an extension is required for the start of construction or completion, owner shall provide a written request to the ARC explaining the circumstances preventing compliance with this time provision for consideration by the HOA.

Appeals Process

If the submitted plans are in question as to whether they conform to the Design Guidelines the following process of appeals shall apply. The lot owner shall attempt to conform to the Design Guidelines with assistance of the AR. If the issue can not be resolved by these parties, the matter is subject to interpretation by the ARC. If the ARC can not rule on the issue, it becomes the responsibility of the Board of Directors to determine a reasonable outcome.

Complaints

In the event that an owner feels another property owner has violated or not conformed to the Design Guidelines, he shall contact the ARC in writing. The ARC may ask for and take recommendations from the AR regarding possible non-conformance.

NATURE TRAIL

Section 1

Introduction to Nature Trail (continued)

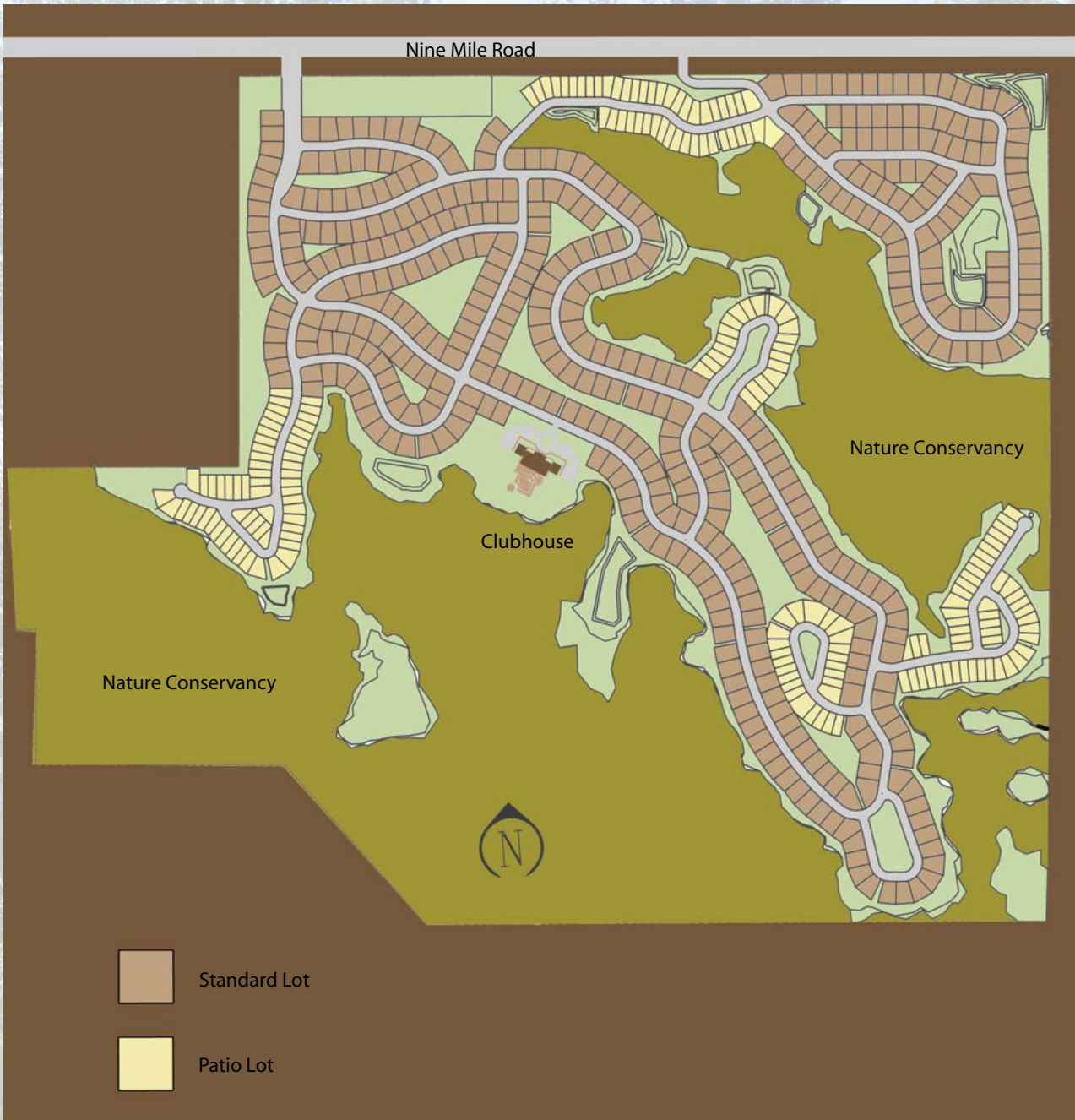
Fines (excerpt from Restrictive Covenants)

Failure by an Owner to comply with the terms of this Declaration shall result in a fine payable to the Association by the Owner of said Lot in the amount of \$100 per day for as long as the violation continues. The aggregate amount of fines imposed under this provision is unlimited. The Owner shall be given written notice and an opportunity to cure any such violations at least twenty (20) days prior to the imposition of any such fine. The Owner shall be given the opportunity for a hearing before a committee of at least three members of the Association appointed by the Board, who are not officers, directors, or employees of the Association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. If the committee does not approve the proposed fine by majority vote, it may not be imposed. In any action to recover a fine, the Association is entitled to collect its attorney's fees and costs from the offending Owner. This Section shall not apply to a violation which consists only of failure to pay assessments when due.

Section 2

Planning considerations

Master Plan of Nature Trail

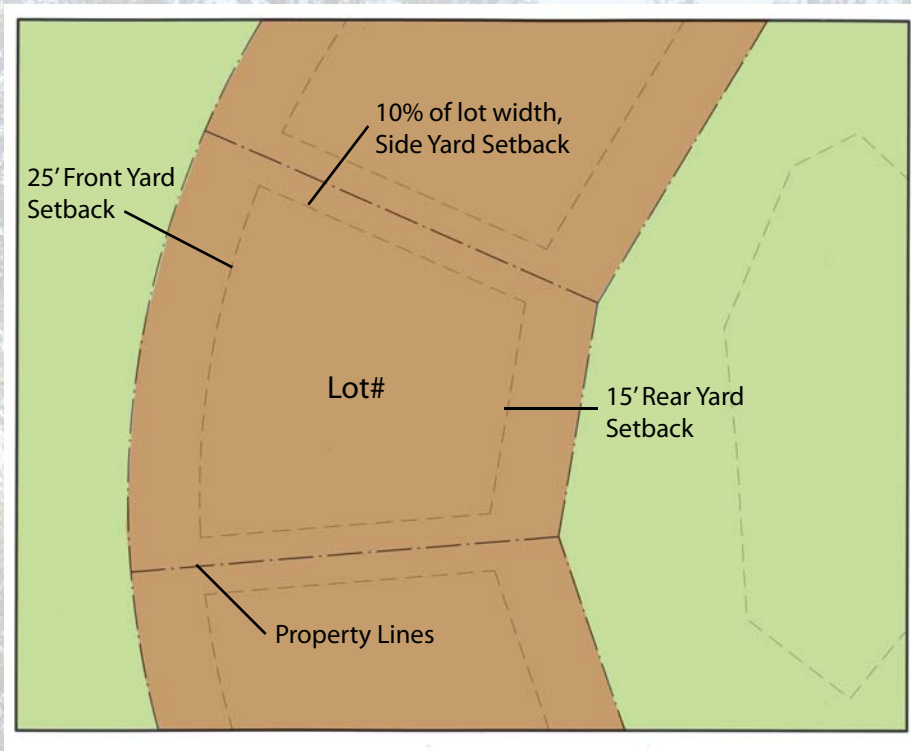


NATURE TRAIL

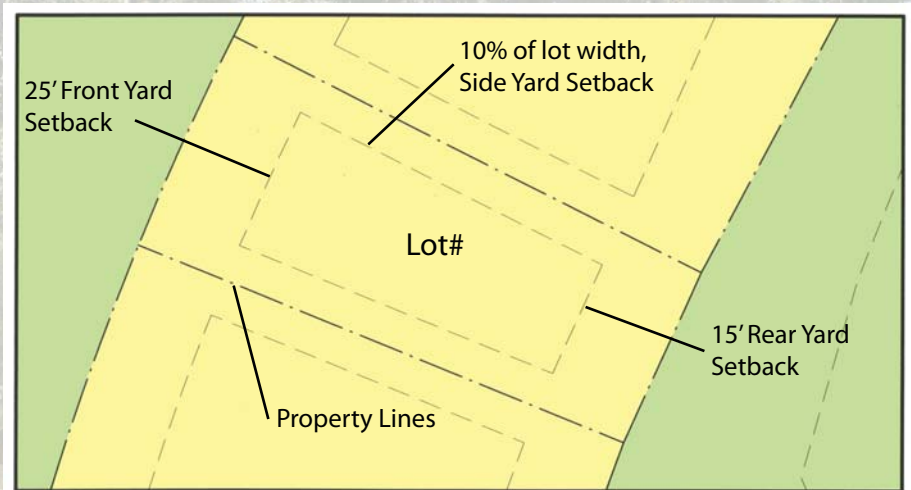
Section 2

Planning considerations (continued)

Lot Types



Standard Lot



Patio Lot

Section 2

Planning considerations (continued)

Zoning and Nature Trail CCR Requirements

The following information is given as a guide to help aid lot owners in planning their homes. It is the responsibility of the lot owner to make sure that their home conforms to the requirements of both the Nature Trail CCR and the Escambia County Building Department.

ZONING REQUIREMENT CHART – MAIN RESIDENCE						
LOT TYPE	BUILDING SETBACKS			MIN. SQUARE FOOTAGE		HEIGHT RESTRICTION
	FRONT	REAR	SIDE	TOTAL	GROUND FLOOR	
STANDARD LOT	25'-0"	15'-0"	10% *	2,400	1,800	35'-0"
PATIO LOT	25'-0"	15'-0"	10% *	1,750	1,000	35'-0"
CORNER LOTS	25'-0"	15'-0"	10% **			35'-0"
* 10% OF FRONT BUILDING LINE WIDTH, NOT TO EXCEED 15'-0"						
** 10% OF FRONT BUILDING LINE WIDTH, NOT TO EXCEED 15'-0". STREET SIDE SETBACK TO BE 15'-0"						
ZONING REQUIREMENT CHART – ACCESSORY STRUCTURES						
LOT TYPE	BUILDING SETBACKS			HEIGHT RESTRICTION		
	FRONT	REAR	SIDE			
ACCESSORY	N/A	5'-0"	5'-0"	35'-0"		
POOL ENCLOSURE	N/A	5'-0"	10% *	35'-0"		

Home Size

Homes on Patio Lots shall have a minimum heated and cooled area of 1,750 square feet. Homes on Standard Lots shall have a minimum heated and cooled area of 2,400 square feet. If the home is more than one story in height, the minimum ground floor area shall be calculated to include the garage and covered porches with the heated and cooled area.

Section 3

Architectural considerations

Style

Style Restrictions

The overall style of homes in the development is not meant to be restrictive. Owners are encouraged to employ varying styles in order to make a diverse development. While no single style is mandated, it is the responsibility of the owner to have their home appropriately designed for the development. The design should both compliment the neighborhood and support the theme of Nature Trail.

The following provisions shall help determine appropriate designs. If a particular design or style is in question, the lot owner can consult with the AR prior to having plans drawn. This may involve consulting fees payable to the AR by the owner.

Proportions and Shapes

Composition

The overall composition of the house and accessory structures shall be contiguous. Blending of design styles is discouraged unless addressed by the AR. All buildings are to consider proper proportions and shapes for the particular style. Irregularities throughout the design may be called into question by the AR.

Originality

Repetition

In order to accomplish diversity within the development, the repetition of the same house design will be limited. Repeated house design are discouraged but can be used with the following provisions. Repeated designs shall demonstrate that the exterior street view elevations are articulated with different exterior detailing, color schemes, window styles, roof lines, columns, site planning and landscape design or any combination of these elements where similar plans are within 6 lots of each other. Same and similar house plan designs that are not different as required in this provision shall not be allowed.

Utilities

Location

All utility connections shall not be located between the building and the street frontage. All connections shall also not be visible from the street.

Crawlspace

Crawlspaces beneath houses, with vents spaced appropriately for ventilation, must be enclosed. Lattice and similar open style crawlspaces are discouraged.

Section 3

Architectural considerations (continued)

Exterior Materials

Preferred Materials

- Brick, natural stone, or approved manufactured stone
- Hardcoat Stucco with integral color
- Painted – pressure treated wood, Cedar and similar wood accents
- Cement siding products such as Hardi-Board
- Vinyl Siding will not be allowed

Material Continuity

All sides of houses shall have “Material Continuity”. This means that all materials shall wrap around the house and be integrally designed.

Chimneys

Chimneys shall be constructed of materials that are used elsewhere on the house exterior. Chimney screens and shrouds should be used to hide the Chimney Cap.

Eaves

Vinyl Siding may be used on the underside of eaves, balconies, and porches.

Columns

Columns may be constructed of wood, stucco or similar materials. Vinyl columns will not be accepted.

Floor Elevation

Finish floor elevations of all houses shall be a minimum of 18” above finished grade. This will be measured at the front entry after all construction and site grading is complete. It is the contractor’s responsibility to account for site drainage and still maintain the required 18”. Backfilling the lot after construction to address drainage issues can not decrease the required 18”. Houses with motor-court garage entrances must lower the garage slab to avoid the driveway decreasing the required 18”.

Colors

All colors must be approved by the AR. Color submittals are to be delivered to the AR when the plans are submitted.

Front Entry of Home

Front Entry Definition

The design of the house should incorporate a definitive front entry. It should be obvious to the public where the front entry is. The entry should help accentuate the style of the house and have more detail than surrounding areas.

Covered Entry

A covered front entry area of 30 square feet or greater is encouraged. In cases where the architectural style doesn’t warrant a covered front entry, the owner may submit plans to the AR without a covered front entry.

Section 3

Architectural considerations (continued)

Garage Entry and Doors

Side Entry

All houses are encouraged to place garage doors on the sides and rear of the house. Front entry garages should be avoided. If a lot size does not allow for a side or rear entry garage, a front entry garage may be necessary. This will require approval from the ARC. Detached garages may have the garage doors located on the front of the structure. Carports will require approval from the ARC.

Garage Door Height

All garage doors shall have a minimum door height of 8'-0".

Roofing

Style

All roofs are to be designed to support the main house style. Acceptable materials are shingle, metal (concealed fasteners only), clay tile and similar materials.

Slope

The minimum pitch for roofs is 6:12.

Gutters

Gutters shall be employed in areas subject to excessive water run-off. Water drainage from roofs shall not increase the natural water flow between houses. If gutters are employed, they shall match the style of the house.

Accessories

Skylights, Plumbing Vent Stacks, Solar Panels, Roof vents, Solar water heaters, and such items shall not be visible from the street.

Windows

Materials

Windows should be constructed of wood, vinyl, vinyl clad wood, aluminum storefront or aluminum clad wood. Metal windows (not listed above) are not approved.

Storm Shutters and Protection Devices

Architectural Storm Shutters, Concealed Storm Shutters, and removable shutters are acceptable forms of Storm Shutters. Removable storm shutters must be stored inside a structure on the property. Plywood and manually installed Storm Shutters will not be allowed to remain up for more than 2 weeks after a weather event.

Trim

Window Trim shall match the style of the house.

Section 3

Architectural considerations (continued)

Doors

All Exterior Doors shall match the style of the house. Door trim, transoms, and hardware shall match the house style as well.

Exterior Lighting

Exterior Lighting shall be installed as not to interfere with adjacent houses, green spaces, streets, and public spaces. Exterior Lighting should be a down-directed cut-off style with little “spray”. Accent lighting directed at the house is acceptable. Floodlight style lighting is discouraged.

Awnings

Awnings may be approved provided they match the style of the house. Awnings must be kept in satisfactory condition at all times.

Railings

All railings shall match the style of the house in both material and proportion.

Street Numbering

Street numbers should be located on the designated mailbox. Additional numbers, including street painted numbers and numbers on the house, should be submitted to the ARC as a Minor Improvement.

Accessory Structures

Accessory Structures including garages, storage buildings, poolhouses, etc. shall be designed to fit the style of the main house.

Ceiling Height

Minimum interior ceiling heights throughout the residence shall be 9'-0".

Section 4

Site and Landscape Considerations

Lot Clearing

Nature Trail was designed around the concept of being close to the existing natural elements. To preserve this concept, **no** clear-cutting will be allowed. All trees larger than 6" in diameter and not in the building footprint shall remain unless otherwise addressed by the ARC. Property owners are required to clearly mark all existing trees that will remain and notify the ARC prior to lot clearing. Covenants Section VII.23 should be strictly followed with regard to erosion control after clearing. Per Escambia County ordinance, the burning of lot debris is permitted provided it does not occur within 300 feet of a dwelling, including the Nature Trail Lodge. The complete yard shall be landscaped upon receipt of the Certificate of Occupancy from the County.

Landscaping

Tree Replacement

If trees larger than 6" must be removed to construct the house the owner shall install an equal number of trees elsewhere on the property. The new tree(s) should be of appropriate size and type to replace the removed tree(s). Indicate removed trees and their replacements on the landscape plan.

Patio Lots

All patio lots are required to install a minimum of 1 tree in the front yard. We encourage the grouping of additional landscaping around the tree.

Continuous Landscaping

All lots are required to have the landscaping return around the front corners of the house and include the sides of the house.

Lawn Areas

Recommended Species

- Bermuda
- Zoysia
- St. Augustine
- Centipede

Trees

Recommended Species

- Crepe Myrtle
- Wax Myrtle
- Sable Palm
- Cabbage Palm
- Sago Palm
- Magnolia
- Bradford Pear
- Sycamore
- Oak Species

Section 4

Site and Landscape Considerations

Ground Cover

Recommended Species

Vinca
Ivy
Jasmine
Fern

Shrubs

Recommended Species

Oleander
Eleaganes
Azalea
Holly
Yaupon
Ilex
Pittisporum
Pampaz Grass
Wire Grass

Irrigation

An underground irrigation system is required for all landscaped areas.

Gardens

Flower

Acceptable without approval from the ARC.

Produce

Acceptable in rear and side yards without approval from the ARC. Must not be visible from the street.

Enhancements

Fountains and Statues will require approval by the ARC prior to installation.

Submittal Requirements

Landscape plans are to include the type, size and location of each item to be planted. Document existing trees as well as their approximate size and type. Indicate any and all trees to be removed and their replacement (if removed). Indicate the sod type, placement and irrigation method. Indicate all planting beds and/or any other features to be installed.

Fencing

Materials

Fences may be constructed of any materials that are compatible with the main residence.

If used, standard wood privacy fences shall be a shadowbox style. Minimum board thickness shall be $\frac{3}{4}$ ". Plans must indicate whether the fence is natural, stained or painted. All fencing will be reviewed by the ARC for compliance.

Section 4

Site and Landscape Considerations (continued)

Fencing (cont.)

Height

Maximum height of fences is 6'-0". Fences shall not run past the front of the house. Fencing forward of the front of the house shall be lower in height and is subject to review by the ARC.

Fencing Not Allowed

Chain Link fencing (vinyl may be allowed around retention areas and greenbelt areas)
Pet Runs that are visible from the street

Driveways

Width

Driveways shall be as narrow as possible with a maximum of 16' wide until beyond the front building setback line. Patio lots with front entry garages may be 21'-6" wide.

Adjacent

Driveways shall not be located closer than 2'-0" from the property line.

Circle Driveways

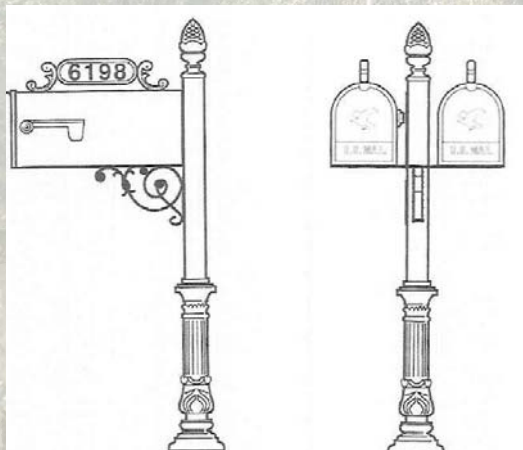
Circle driveways are allowed provided they meet the other Driveway guidelines.

Materials

Suitable materials include concrete with various finishes, shell-concrete, stone, brick, concrete pavers, etc. Gravel and loose material driveways are not allowed. Painted and stained driveways must be approved by the ARC.

Mail Boxes

The mailbox style for Nature Trail is the "Charleston" as manufactured by "Addresses of Distinction". The first house to be constructed shall be responsible for installing the dual mailbox. Site plans must contain the mailbox location.



Mailbox Contact Information:

Addresses of Distinction
2115 Hills Avenue NW
Atlanta, GA 30318
(770) 436-6198
AddressesOfDistinction.com

NATURE TRAIL

Section 4

Site and Landscape Considerations (continued)

Garbage Cans

Garbage cans shall be screened and not be visible from the street.

Garbage Cans may be placed at the street the night before pick-up.

Garbage Cans shall be removed from the street on the evening of the pick-up day.

A/C Compressors

All mechanical equipment must be located on the sides or rear of the house. If the units are located in the side yard, they must be screened from the street, neighboring house(s) and public spaces. The screen can be constructed under the “Fencing” guidelines, the “Landscaping” guidelines, or may match the style of the house.

Satellite Dishes

Satellite Dishes shall not be visible from the street.

Underground Wiring

All electrical wiring shall be run underground. This includes power service to the main house, detached garages, and any other area requiring power.

Sporting Goods

Swing Sets and Playground Equipment

Swing sets and Playground Equipment shall be located in the rear yard. Equipment must not be visible from the street.

Tree Houses

Tree Houses shall be treated as “Accessory Structures” and require approval from the ARC. Tree houses must not be visible from the street.

Birdhouses and Feeders

If Birdhouses or Feeders are visible from the street, they will require approval from the ARC.

Decks

Decks and porches will require submittal under “additions and renovations” if the main house is already constructed. Submittal must include size, location (including dimensions from the property lines) and materials to be used.

Outdoor Storage

All Outdoor Storage Items shall not be visible from the street. This includes firewood storage and landscaping tools.

Hot Tubs

Hot Tubs must be located in the rear yard and not visible from the street.

Section 4

Site and Landscape Considerations (continued)

Pools

Pools should be located in the rear yard and not visible from the street. Submittal must include size, location (including dimensions from the property lines) and materials to be used.

Pool Enclosures

Pool Enclosures are allowed but must be finished in a dark brown, dark green, or black color. Submittal must include size, height, location (including dimensions from the property lines), materials to be used, and color(s).

Temporary Structures

Temporary structures shall be treated as “Accessory Structures” and require approval from the ARC. Tents set up for cleaning or for overnight sleeping for children will not require approval from the ARC. In either case, approval must be obtained if the temporary structure is left up for more than 72 hours.

Retaining Walls

If the design of a house and lot requires a retention wall, the design shall be submitted to and reviewed by the ARC. Submittal must include size, height, location (including dimensions from the property lines), materials to be used, and color(s).

Arbors / Trellis

If the design of a house and lot includes an Arbor / Trellis, the design shall be submitted to and reviewed by the ARC. Submittal must include size, height, location (including dimensions from the property lines), materials to be used, and color(s).

Signage

All allowable “For Sale” signs shall not exceed five (5) square feet in total area and four (4) feet in height. Builder signs (where allowed) shall be approved by the ARC and must be installed on custom posts or framing. Only one Builder sign is allowed per construction site. Builder signs shall not remain in place more than seven (7) days following the sale closing or rental occupancy of the lot. Other than the “For Sale” sign, “Builder” sign, or “Open House” sign, no other signs shall be allowed (this includes sub-contractors, landscaping contractors, financing companies, etc.). Vacant Lots may only have “Lot Identification Signs”. Lot ID signs shall consist of: 5’-0” green steel “U” post, 8”x6” PVC sheet that is 6mm thick. These signs may be ordered through Advanced Signs and Graphics. Special Event/Garage Sale signs are subject to Section 21 “C” and “D” of the Restrictive Covenants of Nature Trail Subdivision.

Section 4

Site and Landscape Considerations (continued)

Sidewalks

A five (5) foot wide concrete sidewalk shall be constructed on each Owner's Lot in accordance with the following sidewalk guidelines at the earlier of : a) the time a house is constructed on the Owner's Lot; or b) seven (7) years after the date of recording of the Declaration of Covenants. The sidewalk is to be constructed in the right-of-way generally six feet (6') from back of curb. Slight variations of this six foot distance may be needed to avoid utility pedestals. Where storm drain inlets are located, the sidewalk shall abut the back of the inlet. On corner Lots the sidewalk will also be built along the side street and at the corner a handicap ramp to street level is required. All curbs must be saw cut before being removed to construct driveway and handicap ramps, and shall be repaired in a neat and workmanlike manner. All lot owners are required to construct sidewalks to fit the style set forth by the development (see Lodge area as an example). All concrete walks shall have saw cut joints. Sidewalks shall be continuous concrete and not interrupted by driveway pavers, driveway staining, or other site materials. Owners of corner lots are required to install ADA compliant curb ramps to the street(s) when installing sidewalks.

Exterior Lighting

Exterior holiday decorative lighting may be installed on the exterior of the residence during the following holidays:

Halloween-Lighting maybe installed during the last weekend of September and must be removed no later than the first weekend of November.

Thanksgiving and Christmas-Lighting may be installed starting in the second weekend of November and must be removed no later than the second week of January of the following year.

Non-holiday exterior decorative lighting should be limited to the rear of the residence and shall not be installed in an obtrusive manner to any adjacent property. Lighting installed at the rear of the residence dose not require a minor improvement request, however, any complaint received from an adjacent property will be reviewed by the ARC Committee and owner may be required to modify the lighting installation or remove it entirely at the owners expense.

Section 5

Appendix

Forms

New House Plan Submittal Form

Addition and Renovation Plan Submittal Form

Minor Improvement Submittal Form

Non-Conformance Complaint Form

Drawing Checklist

NATURE TRAIL

NATURE TRAIL



New House Plan Submittal Form

Complete and return form to Nature Trail HOA at the Lodge located at
8775 Foxtail Loop, Pensacola, FL 32526

Block & Lot Number: _____

Lot Address: _____

Owner Name(s): _____

Mailing Address: _____

City, State, Zip: _____

Owner Phone: _____

Date Submitted: _____

Primary Contact: _____

Primary Contact Address: _____

Primary City, State, Zip: _____

Primary Phone: _____

Email Address: _____

Architect (or Designer): _____

Contractor: _____

Review Fee: \$400.00 (Please Attach)

Make Check Payable to: Nature Trail HOA

You must include the Contractor Agreement Form with your submission.

BRADEN K. BALL, JR., ESQUIRE
LITVAK BEASLEY WILSON & BALL, LLP
226 East Government Street
Pensacola, Florida 32502
Telephone: (850) 432-9818
Facsimile: (850) 432-9830

AGREEMENT

THIS AGREEMENT, entered into this ____ day of _____, _____,
by and between NATURE TRAIL HOMEOWNERS ASSOCIATION, INC., a Florida not-for-
profit corporation (hereinafter referred to as the “Association”), and
_____ (hereinafter referred to as “Contractor”).

WITNESSETH:

WHEREAS, the Contractor has been hired by _____
 (“Owners”) to perform construction work in the subdivision subject to the Declaration of
Covenants, Conditions and Restrictions of Nature Trail.

WHEREAS, pursuant to the Architectural Guidelines for Nature Trail, Contractor is
required to enter into this Agreement in order to perform construction services in Nature Trail.

NOW THEREFORE, Contractor agrees to:

1. Park all contractor vehicles on one side of the street only adjacent to the Owner’s
Lot; facing the direction of traffic. If working on a lot near a curve, safety cones should be
placed appropriately to alert traffic.
2. Not to block mailboxes, trash cans, or driveways with any equipment or vehicles.
3. Maintain a clean work site with a weekly clean up scheduled.
4. Install a silt fence as soon as the lot is cleared, capable of retaining dirt and debris
for heavy rains and storms.

5. Properly maintain the silt fence and verify it is in place at the close of each business day. Contractor will check and repair, if needed, after inclement weather.
6. Concrete trucks working on the job site must clean out their vehicles on that specific job site; no dumping of any kind is permitted on other lots, common areas, or any other job sites.
7. Not dump trash, yard debris or other refuse on a common area or any other property.
8. Not store equipment, vehicles or supplies on lots other than the job site.
9. Each site shall maintain a dumpster and empty as required from the beginning of construction through final construction.
10. Receive written approval from the ARC prior to clearing a lot.
11. Construction hours are 7:00 AM to 7:00 PM Monday through Saturday and 8:00 AM to 5:00 PM on Sundays.
12. Contractors and their employees shall obey posted speed limits, other traffic signs and rules entering, exiting and within the neighborhood at 23 MPH.
13. Contractors and their employees are advised that only the Front Gate is to be used at all times for entering and exiting Nature Trail.
14. Should the Contractor not be in compliance, then the Contractor shall be immediately, without notice, be subject to a fine of \$100.00 per day until the violation is cured. If the violation is not cured within two (2) days of the first day that the violation occurred or pay the fine within ten (10) days of the levy of the fine, then the Association may prevent the Contractor from entering into the Nature Trail Subdivision in the complete discretion of the Association. Should contractor fail to pay any fine levied under this Agreement within thirty

(30) days, then the owners shall be responsible for the fine and the Association shall have all rights to collect on the fine as if it were an assessment, including all rights pursuant to Article V of the Declaration of Covenants, Conditions and Restrictions of the Natural Trail Subdivision.

IN WITNESS WHEREOF, the Association and the undersigned Leaseholders have executed this amendment.

NATURE TRAIL HOMEOWNERS
ASSOCIATION, INC.
a Florida Not-for-Profit Corporation

By: _____
Printed name: _____, President

Printed name:

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, president of Nature Trail Homeowners Association, Inc., () who personally appeared before me or () who has produced a _____ as identification.

Notary Public - State of Florida
Printed Name: _____
My Commission Expires: _____

Contractor: _____

Printed name: _____

Printed name:

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, Contractor, () who personally appeared before me or () who has produced a _____ as identification.

Notary Public - State of Florida
Printed Name: _____
My Commission Expires: _____

Owners:

Printed name: _____

Printed name: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____,
20____, by _____ and _____ () who personally
appeared before me or () who has produced a _____ as
identification.

Notary Public - State of Florida
Printed Name: _____
My Commission Expires: _____



Addition and Renovation Plan Submittal Form

Complete and return form to Nature Trail HOA at the Lodge located at
8775 Foxtail Loop, Pensacola, FL 32526

Block & Lot Number: _____

Lot Address: _____

Owner Name(s): _____

Mailing Address: _____

City, State, Zip: _____

Owner Phone: _____

Date Submitted: _____

Primary Contact: _____

Primary Contact Address: _____

Primary City, State, Zip: _____

Primary Phone: _____

Email Address: _____

Brief Description of Scope: _____

Review Fee: \$200.00 (Please Attach)

Make Check Payable to: Nature Trail HOA



Minor Improvement Form

Complete and return form to Nature Trail HOA by email hoa@naturetrailpensacola.com,
fax 850.434.8081, or mail PO Box 12725, Pensacola, FL 32591

Block & Lot Number: _____

Lot Address: _____

Owner Name(s): _____

Mailing Address: _____

City, State, Zip: _____

Phone 1: _____

Phone 2: _____

Primary Contact: _____

Primary Contact Address: _____

Primary City, State, Zip: _____

Email Address: _____

Brief Description of the Scope: _____

Please provide drawings, samples, and pictures when applicable.

Per the Architectural Guidelines, the ARC is allowed 30 days to respond to any request.



In an attempt to process all building and minor improvements requests in a timely manner, owners need to provide the proper and adequate design drawings and data for the ARC to review. When submitting, please keep the following in mind with these common requests:

1. Tree removal requests must be accompanied with a site plan clearly indicating which trees are to requested for removal and include a statement on whether or not owner intends to replant a tree in its place or not. If the tree is diseased, please include the report from a reputable arborist. Failure to provide this data shall result in an immediate denial and will be removed from the review process until all data is provided.
2. Shed requests must be accompanied with a site plan indicating the location and setbacks of proposed structure. Owners must also provide elevations of the proposed shed clearly indicating all exterior materials. Failure to provide this data shall result in an immediate denial and will be removed from the review process until all data is provided.
3. Fence requests must be accompanied with a site plan clearly indicating extents of proposed fencing and the exact type, height, and style of proposed fence must be clearly indicated. Failure to provide this data shall result in an immediate denial and will be removed from the review process until all data is provided.
4. Swimming pool requests must be accompanied with a site plan clearly indicating the swimming pool design and setbacks. Failure to provide this data shall result in an immediate denial and will be removed from the review process until all data is provided.
5. Screen enclosure requests must be accompanied with a site plan or floor plan indicating proposed extents and the exact finish shall be indicated. Failure to provide this data shall result in an immediate denial and will be removed from the review process until all data is provided.

Owners should also be aware that providing this data does not guarantee any approval and the ARC reserves the right to ask for additional design data beyond what is listed above as required to make a reasonable response.

Please provide drawings, samples, and pictures when applicable.
Per the Architectural Guidelines, the ARC is allowed 30 days to respond to any request.



Non Compliance Complaint Form

Complete and return form to Nature Trail HOA by email hoa@naturetrailpensacola.com,
fax 850.434.8081, or mail PO Box 12725, Pensacola, FL 32591

Contact Information for Persons Submitting Complaint

Block & Lot Number: _____

Lot Address: _____

Owner Name(s): _____

Mailing Address: _____

City, State, Zip: _____

Phone Number: _____

Email Address: _____

Date Submitted: _____

Non-Conforming Property Information

Block & Lot Number: _____

Lot Address: _____

Brief Description of the Complaint: _____



Drawing Checklist

This checklist is to be used as an aid during the design process. The drawings below will be checked during the Plan Review. Submittals that do not contain the information below are subject to rejection.

- ☐ Site Plan
- ☐ Landscape Plan
- ☐ First Floor Plan
- ☐ Second Floor Plan (if applicable)
- ☐ Roof Plan
- ☐ Elevations (minimum of 4)
- ☐ Wall Sections
- ☐ Exterior Details
- ☐ Door & Window Schedules
- ☐ Exterior Material List
- ☐ Exterior Material Sample Board
- ☐ New House Plan Submittal Form
- ☐ Review Fee
- ☐ Signed Contractor Agreement

NATURE TRAIL TRAFFIC CONTROL POLICY AND RULES

The goal of the Nature Trail Traffic Control Policy and Rules is to provide a safe environment within the community. In consideration of and subject to Title XXIII, Chapter 316 of the State of Florida Uniform Traffic Control (FUTC) and in accordance with the Nature Trail Homeowners Association, Inc. (NT HOA) Declaration of Covenants and Restrictions, the following Traffic Controls are hereby adopted and set forth:

1) Jurisdiction.

- A. The NT HOA Board of Directors shall have authority over all parts of the Nature Trail Community including, but not limited to: roadways, sidewalks, walking and cycling paths, parking lots, private or common property, or other areas belonging to the NT HOA for the purpose of vehicle and pedestrian Traffic Control, Operation, and Safety.
- B. The NT HOA Board of Directors may elect to have state traffic laws enforced by local law enforcement agencies on all and or all portions of the properties associated with the NT HOA AND NTC.

2) Safe Vehicle Operation and Registration.

- A. Vehicle Definition: A Vehicle shall include any vehicle operated on the roadway or other areas that is motorized or non-motorized to include, but is not limited to: cars, trucks, motorcycles, mopeds, mini-bikes, and golf carts. All persons shall drive their vehicle on roadways within Nature Trail in a manner that is reasonable and prudent and with regard to the actual and potential hazards existing at that time. In every event, the operation of any vehicle shall be controlled to avoid colliding with any person, vehicle, or other conveyance or object on or entering the roadway in compliance with legal requirements. It is the responsibility of all persons to use due care and judgment.
- B. All motor vehicles operated within the community by a resident of Nature Trail must be registered with the NT HOA through an application provided by the Management Company.
 - i. Registration shall include: the make, model, and license plate number, the names of any operators residing within Nature Trail, and an emergency contact phone number.
 - ii. Registration information shall remain confidential. It may only be shared with the NT HOA Board of Directors, Management Company, Nature Trail Customer Engagement Specialist (CES) or local law enforcement as required.
 - iii. All vehicles must visibly display a NT HOA issued registration decal on the front left side of the windshield. Any vehicle not properly displaying a NT HOA vehicle decal will be subject to a \$100.00 fine.

Traffic Violations.

- A. The **maximum** speed limit for all vehicles operating on roadways within Nature Trail is 23 miles per hour.
 - i. Driving in excess of 23 miles per hour constitutes speeding.
 - ii. All posted speed controls, warnings, and signage are to be adhered to at all times.
- B. The driver of every vehicle shall, consistent with the requirements of subsection (1), drive at an appropriately reduced speed when:
 - i. Approaching and crossing an intersection;
 - ii. Approaching and going around a curve;
 - iii. Approaching a hill crest;
 - iv. Traveling upon any narrow portion of the roadway; and
 - v. Any special hazard exists with respect to pedestrians or other traffic or by reason of weather or roadway conditions.
- C. No person shall drive a vehicle in a manner as to impede or block the normal and reasonable movement of traffic, except when reduced speed is necessary for safe operation or in compliance with policy or law.
- D. Any person cited for traffic violations shall be subject to the Traffic Control Violation Schedule (TCVS).

3) Parking Violations.

- A. Except as otherwise provided in this section, every vehicle stopped or parked upon any roadway within Nature Trail shall be stopped or parked with the right-hand wheels parallel to and within 12 inches of the right-hand curb or edge of the roadway. Vehicles shall not be parked against the normal flow of traffic at any time.
- B. Parking a motor vehicle on or blocking a sidewalk, median, or a common area not authorized for motor vehicles is a violation of this section.
- C. Parking behind or blocking a driveway or parking in such a manner as to interfere with the normal use of a driveway, sidewalk, parking lot, or intersection is a violation of this section.
- D. Parking within 20 feet of any mailbox upon any roadway within Nature Trail between 8 a.m. and 6 p.m. is a violation of this section.
- E. Residents shall be responsible for their guest's (including vendors or contractors) vehicles as it applies to this section. Guests shall park on the same side of the roadway

immediately adjacent to the home owner's residence, and in a manner so as not to interfere with the normal flow of traffic or emergency vehicle access.

- F. Vehicles belonging to residents shall not be parked on any roadway within Nature Trail overnight.
- G. Fines: Any person cited for a parking or other Nature Trail Traffic Control Policy and Rules violation is subject to the TCVS in addition to fines described under this section;
 - i. First violation per vehicle: \$50
 - ii. Second and subsequent violations per vehicle: \$100 fine and loss of driving access through resident's gate and rear gate for up to 180 days. Violators may request a hearing before the NT HOA Board of Directors or their designees to contest the violation if they provide a written request to the HOA VIA certified mail within 10 calendar days of the violation date. Chronic/repeated violations may lead to restricted driving privileges within Nature Trail.

5) Golf Cart Operation.

- A. Golf Cart Definition: A golf cart shall be defined as an electric or gasoline powered motorized four-wheel vehicle as defined herein, used for transporting persons, or equipment.
- B. All golf carts must be registered and compliant as defined in section (2). The cart must be inspected at the Lodge by a representative of the NT HOA or Management Company in order to receive a registration decal. Once approved for operation, the owner will be provided a registration decal which must be placed in a visible location on the golf cart. The owner must obtain a new decal if it becomes damaged or unreadable before continuing to use the golf cart on Nature Trail property.
- C. A golf cart is not eligible for registration or operation if the property owner or residing party at the residence of registration is delinquent in any NT HOA dues, fines, liens, or assessments.
- D. Golf cart registration will be invalidated and operation will be restricted if the property owner or residing party at the residence of registration is delinquent in any NT HOA dues, fines, liens, or assessments.
- E. Each residence will be limited to one (1) registered golf cart.
- F. The registrant must produce a valid driver's license and proof of insurance coverage that identifies the cart that is being registered.
- G. Transfer of ownership of the golf cart shall be reported to the NT HOA within five business days. A new owner residing within the community shall re-register the golf

cart as defined in this section to include proof of insurance, inspection, and the receipt of a new decal prior to operation.

- H. The registrant assumes all responsibility for the safe operation of the golf cart at all times and is subject to any fines or damages incurred as a result of any operator violating the Nature Trail Traffic Control Policy and Rules.
- I. It is the responsibility of the registered owner to understand and adhere to the registration and traffic control policies.
- J. All persons or entities that register a golf cart shall be required to execute an Acknowledgement and Hold Harmless Agreement provided by the NT HOA.
- K. Limits of Operation:
 - i. **GOLF CART OPERATORS MUST BE AT LEAST 16 YEARS OF AGE AND HAVE IN THEIR POSSESSION A VALID AUTOMOBILE OPERATING LICENSE and Proof of Liability Insurance.**
 - ii. Only golf carts registered by Nature Trail residents shall be operated on the property;
 - iii. Golf Carts must be mechanically safe and in good working condition;
 - iv. Golf Carts can only be operated on roadways within the community and may not be operated on any sidewalk, trail or path that is not specifically designated for golf cart use;
 - v. Golf Cart operators shall abide by all traffic control devices, policies, and rules and are subject to the TCVS;
 - vi. Golf Carts must be equipped with operating brakes, headlights, illuminated tail lights, reliable steering wheel, safe tires, and a rear view mirror;
 - vii. The number of passengers must not exceed the golf cart passenger limit and load capacity designated by the vehicle manufacturer. All persons are required to be seated in an installed seat specifically designed for such during the operation of the golf cart and are not permitted to stand up or be seated upon the body or framework;
 - viii. Operation of the golf cart while under the influence of intoxicants is prohibited and may be subject to prosecution pursuant to Chapter 316.193 of the FUTC. Section 4(A)(ii) shall apply. The ECSO will be contacted by CES involving any incident where driving under the influence is suspected;
 - ix. Infants and small children must be properly secured at all times. An infant or child under the age of five may be seated on the lap of a passenger age 16 or older during the operation of a golf cart, but must be under the control of that passenger. A passenger may not be seated on the lap of the golf cart driver at any time while the golf cart is in operation;
 - x. The driver may not hold an animal at any time while the golf cart is in operation;

- xi. The driver may not hold any object of any kind that could impair operation of the golf cart;
- xii. Drivers need to be fully aware of the many safety risks and distractions during the operation of a golf cart.

L. Penalties:

- i. Any operation of the golf cart without the proper registration decals constitutes a violation of the Nature Trail Traffic Control Policy and Rules;
- ii. Any accident resulting from the violation of the Nature Trail Traffic Control Policy and Rules will result in the review and possible revocation of the golf cart decal and the registrant's golf cart privileges;
- iii. This section supersedes any previous golf cart rules including previously established fines;
- iv. Any fines not paid will result in the revocation of the golf cart decal and the registrant's golf cart privileges.

M. Fines: Any person cited for a golf cart or other Nature Trail Traffic Control Policy and Rules violation is subject to the TCVS in addition to fines described under this section;

- i. Operating a golf cart on property without a decal or with an expired owner decal - \$100.00;
- ii. Any equipment violation covered under section (K) - \$100.00;
- iii. Driving a golf cart on unapproved paths, sidewalks, landscape, conservancy trails, or restricted areas – Loss of Golf cart driving privileges on Nature Trail property;
- iv. Transporting baggage, coolers, other objects on the roof or other portion of the golf cart without a designated rack and tie downs for that purpose; this section includes vendor or service vehicles operated by commercial entities - \$100.00;
- v. Exceeding the maximum weight or passenger capacity of the golf cart, standing or riding on the golf cart framework, or not being properly seated while the golf cart is in operation - \$100.00;
- vi. Under-aged children or unlicensed adult operating the golf cart - \$100.00 plus a 60-day suspension of the use of the golf cart use by any party;
- vii. Transporting infants or small children improperly (i.e. the driver or a passenger under the age of 16 is holding the child, the child is unsecured in a seat and their feet cannot reach floor board) - \$100.00 and a 90-day suspension of the use of the golf cart by any party;
- viii. Operating the golf cart while holding an animal or object - \$100.00;
- ix. Towing or dragging a wagon, cart, bicycle, skateboard or other unoccupied apparatus is prohibited - \$100.00;
- x. Towing or dragging a wagon, cart, bicycle, skateboard, or other occupied apparatus is prohibited - \$100.00 and a 90-day suspension of the use of the golf cart by any party in Nature Trail;

- xi. Racing or other activities that could pose a hazard to the driver, occupants, pedestrians, others, or property - \$100.00 and permanent revocation of the use of the golf cart by any party in Nature Trail
- N. Violation of (M)(i) through (M)(x) - \$100.00 for the first offense. Subsequent offenses will be subject to the revocation of the golf cart privileges. Violators may request a hearing before the NT HOA Board of Directors or their designees to contest the violation if they provide a written request to the HOA VIA certified mail within 10 calendar days of the violation date. Chronic/repeated violations may lead to restricted driving privileges within Nature Trail.

6) Traffic Control Violation Schedule (TCVS).

Traffic Control violations will be enforced by the NT HOA Board or their designees based on eye witness reports, CES monitoring, radar devices, and other traffic monitoring devices, and supported by local law enforcement officers for investigation. Property owners associated with the violation are ultimately responsible for the actions of their guests/contractors/tenants, etc. and will receive written notification of a violation of this section regarding the incident regardless if they are the party operating the vehicle.

- A. First Violation per residence: Letter of Warning
- B. Second Violation per residence within one calendar year: \$100 fine
- C. Third Violation per residence within one calendar year: \$100 fine and 180-day revocation of driving access thru rear gate and resident gate access at front gate. Will be required to enter thru visitor gate only.
- D. Fourth Violation per residence within one calendar year: \$100 fine and permanent revocation of driving access thru rear gate and resident gate access at front gate. Will be required to enter thru visitor gate only and mandatory hearing before the NT HOA Board of Directors or their designees, which may lead to further restricted use of amenities within Nature Trail.
- E. Minor children or other relatives residing or visiting a resident will be held to the same standard as a property owner. The property owner will ultimately be held responsible for citations, penalties, and/or fines issued to these parties.
- F. Guests, contractors, or any other vendor violating Traffic Control Policy and Rules will be held accountable for fines and other damages associated with a failure to adhere to these sections. Penalties for 3 or more violations or a failure to pay fines may include

- restricted access to the community at the NT HOA Board of Directors or their designees' discretion.
- G. Any operator cited for Traffic Control Policy and Rules violation may file a written appeal to the NT HOA Board of Directors or their designees providing their account of the incident and present their case at the next regularly scheduled NT HOA Board of Directors meeting. A written notification of appeal must be received by the NT HOA Board of Directors or their designees within 10 calendar days of receipt of the citation.
 - H. A violation of these sections is a noncriminal traffic control infraction as it relates to the rules, regulations, covenants, and all other restrictions enforced within Nature Trail. Incidents that are determined to be serious or repetitive in nature will be reported to the ECSO for further investigation and/or prosecution.

Guidelines for Brush Thinning on Nature Trail HOA Common Areas

1. Brush thinning is only allowed 10 feet directly beyond your property line using HAND TOOLS ONLY. It is the owner's responsibility to inform your lawn care service.
DISCLAIMER: Brush thinning should not increase your property or your yard.

2. No tree over 2.5-inch DBH. (Diameter at breast height)

Exclusions Are: A. Wax Myrtle (<http://edis.ifas.ufl.edu/st410>)



B. Yaupon (<http://edis.ifas.ufl.edu/st311>)



C. Sparkleberry (<http://edis.ifas.ufl.edu/fr320>)

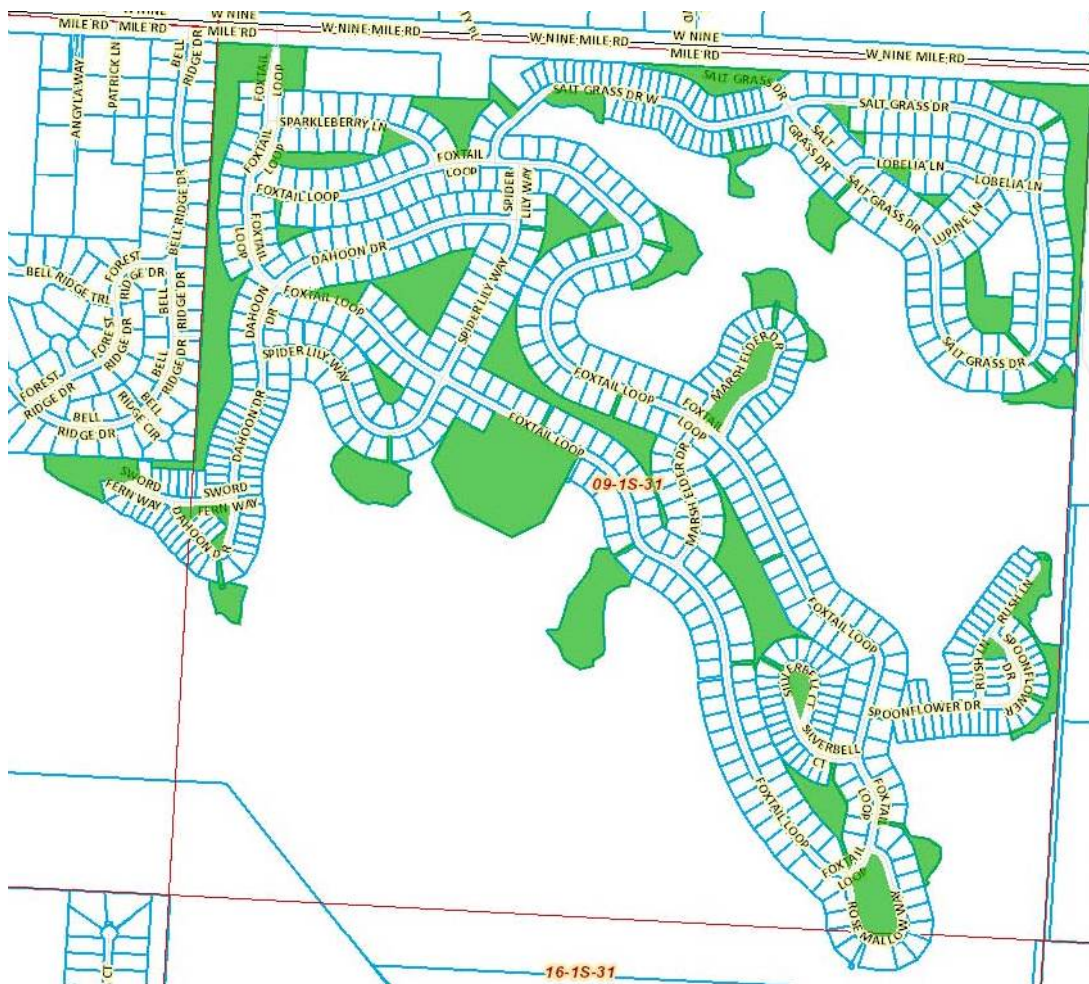


These are woody plants that have a waxy coating on their leaves. They are an extremely high fire risk. Only the three noted above may be removed at any size.

When in doubt, always refer to Peterson's Guide to Trees for identification.

3. No clearing allowed that will create a wash problem. If a problem occurs it is the responsibility of the property owner who created the problem to fix it.
It is not the responsibility of the Nature Trail HOA Board of Directors.
4. No removal or disturbing of any endangered plant or animal species. List can be found at <https://www.fws.gov/endangered/>
5. Removal of any dead trees or material that is already on ground is allowed. Do not cut any dead trees over that 2.5-inch diameter, about the size of baseball bat.
6. Any over cleared land in the Nature Trail HOA Common Area must be allowed time to grow to its natural state.

Here is a map of HOA Common Area. It is intended to assist owners in identifying whether their properties are next to Conservancy or HOA property only.





Visitor Entry Policy

Effective August 1, 2019, all unaccompanied guests entering the community must have approval from the resident they are visiting before entry is permitted. This will be effective 24 hours a day/7 days per week. The resident must contact the CES main gate office prior to the visit and properly register the guest. The person registering a guest will be verified as a resident via the Nature Trail Inventory is required. It is strongly recommended that the resident contact the front gate the day before via email prior to guest arrival to prevent delays at the front gate. Last minute guests you can call the front gate.

If a guest comes to the gate who has not been registered we will call you to determine if you approve entry of the guest. If the HOA does not have your phone number we will turn the visitor away. We will not allow entry of the guest if they call you as we have no way of knowing if it is you.

We suggest you add the following number to your phone so you know it is CES calling.

Front Gate Phone: (850) 860-1074

CES Email: ntwelcomecenter@gmail.com

We are making this change for three reasons:

1. We are experiencing a large number of people coming into Nature Trail and using the pool. They get in because with our current process they only have to say where they are going and there is no verification.
2. We have been requested by residents to change to this new process.
3. The new process will assist in keeping solicitors out of Nature Trail.

Pool

We will have CES stationed at the pool entry at various times. If they do not know you they will ask for your ID to verify you are a resident. They may check each group already at the pool to verify residency.

If you do not have an ID with you then you will be asked to go home and get one prior to being allowed to use the pool.

Please remember that this is a Nature Trail Requirement and CES is only the messenger/enforcer.